020.A	0001	0405.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	429,700	/	429,700
USE VALUE:	429,700	/	429,700
ASSESSED:	429,700	/	429,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Unit #: 405

Owner 1:	KWAK MICHELLE C
Owner 2:	
Owner 3:	
Street 1:	511 TUMBLING HAWK
Street 2:	
Twn/City:	ACTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	01718 Type:

PREVIOUS OWNER

Owner 1:	GREGORY VIRGINIA S/TRUSTEE -
Owner 2:	18 -405 SPY POND TRUST -
Street 1:	62 NORFOLK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 622 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	429,700			429,700
Total Card	0.000	429,700			429,700
Total Parcel	0.000	429,700			429,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 690.84 | /Parcel: 690.8

Legal Description

User Acct

144882

GIS Ref

GIS Ref

Insp Date

12/13/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 020.A-0001-0405.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	417,400	0	.		417,400	417,400	Year End Roll	12/18/2019
2019	102	FV	406,400	0	.		406,400	406,400	Year End Roll	1/3/2019
2018	102	FV	335,300	0	.		335,300	335,300	Year End Roll	12/20/2017
2017	102	FV	300,400	0	.		300,400	300,400	Year End Roll	1/3/2017
2016	102	FV	300,400	0	.		300,400	300,400	Year End	1/4/2016
2015	102	FV	281,700	0	.		281,700	281,700	Year End Roll	12/11/2014
2014	102	FV	250,600	0	.		250,600	250,600	Year End Roll	12/16/2013
2013	102	FV	250,600	0	.		250,600	250,600		12/13/2012

!1702!

PRINT

Date	Time
12/10/20	17:16:15

LAST REV

Date	Time
07/26/19	10:23:21

mmcmakin

1702

USER DEFINED

Prior Id # 1:	144882
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GREGORY VIRGINI	55631-112		10/20/2010		252,000	No	No		
GREGORY VIRGINI	39404-404		6/2/2003	Family	1	No	No		
	21245-526		6/1/1991		85,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2019	Mail Update	MM	Mary M
12/13/2017	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6050																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	7 - Condo Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	2 - Steel		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:	W20 - WATER 20		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1985	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	0	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	W - Water View
Total Units:	
Floor:	4 - 4th Floor
% Own:	0.762099981
Name:	35 - 6050

DEPRECIATION

Phys Cond:	AV - Average	20.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	20.4	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	1.46463025
Const Adj.:	1.25949597
Adj $ / SQ:	590.303
Other Features:	32718
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	539846
Depreciation:	110129
Depreciated Total:	429717

COMMENTS

643-5215,Building Number 18.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	3	BRs:	1	Baths:	1				HB	0	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	0
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	796.91
Special Features:	0	Val/Su Net:	690.84
Final Total:	429700	Val/Su SzAd	690.84

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	622	590.300	367,168
	Net Sketched Area:	622	Total:	367,168
Size Ad	622	Gross Are	622	FinArea 622

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

020.A-0001-0405.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: